041.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	651,700 /	651,700
USE VALUE:	651,700 /	651,700
ASSESSED:	651,700 /	651,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFFMAN EMILY
Owner 2:	
Owner 3:	
Street 1:	79 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOFFMAN EMILY -
Owner 2:	-
Street 1:	79 PARK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 1122 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4656.000	204,000		447,700	651,700
Total Card	0.107	204,000		447,700	651,700
Total Parcel	0.107	204,000		447,700	651,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 580.84 | /Parcel: 580.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	27759
GIS Ref	
GIS Ref	
Insp Date	11/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0002-0005.0

!3396!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	204,000	0	4,656.	447,700	651,700		Year end	12/23/2021
2021	101	FV	197,500	0	4,656.	447,700	645,200		Year End Roll	12/10/2020
2020	101	FV	197,500	0	4,656.	447,700	645,200	645,200	Year End Roll	12/18/2019
2019	101	FV	183,600	0	4,656.	475,700	659,300	659,300	Year End Roll	1/3/2019
2018	101	FV	183,600	0	4,656.	347,000	530,600	530,600	Year End Roll	12/20/2017
2017	101	FV	183,600	0	4,656.	302,200	485,800	485,800	Year End Roll	1/3/2017
2016	101	FV	183,600	0	4,656.	257,500	441,100	441,100	Year End	1/4/2016
2015	101	FV	172,300	0	4,656.	251,900	424,200	424,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:01:07

LAST REV

Date	Time
04/09/19	13:45:29
apro	

USER DEFINED

Prior Id # 1:	27759
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3396

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOFFMAN EMILY	53134-251		7/2/2009	Family	1	No	No		
KELLEY ROBERT P	53134-249		7/2/2009		350,000	No	No		
KELLEY THOMAS J	53100-99		6/30/2009	Family	1	No	No		
KELLEY THOMAS J	22796-280		1/4/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2011	300	Manual	12,325					STRUCTURAL REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/7/2008	Meas/Inspect	345	PATRIOT
3/2/2000	Meas/Inspect	264	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4656		Sq. Ft.	Site		0	80.	1.20	1									447,743						447,700	

Total AC/HA:	0.10689	Total SF/SM:	4656	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,743	Spl Credit		Total:	447,700

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	5 - Lino/Vinyl	30 %
Bsmnt Flr:	14 - Asphalt Tile	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98406005
Adj $ / SQ:	146.133
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277229
Depreciation:	73189
Depreciated Total:	204041

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

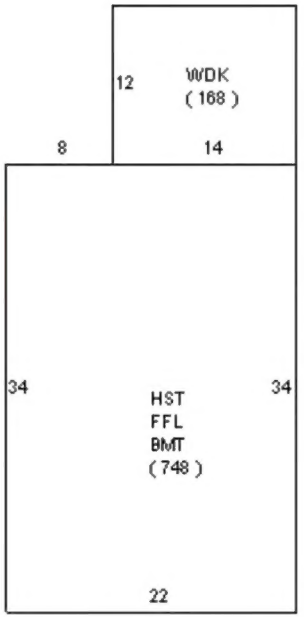
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.13
Special Features:	0	Val/Su Net:	100.10
Final Total:	204000	Val/Su SzAd	181.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	748	43.840	32,792
FFL	First Floor	748	146.130	109,307
HST	Half Story	374	146.130	54,654
WDK	Deck	168	11.760	1,976

Net Sketched Area:	2,038			Total:	198,729
Size Ad	1122	Gross Area	2412	FinArea	1122

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: